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LUKE BOON

Powered by eXp UK

Personal Estate Agent



3 BEDROOMS

2 RECEPTION ROOMS

1 BATHROOM

1393 SQ.FT

FREEHOLD

BROWNING ROAD
MILEHOUSE
PL2 3AW

£270,000

Superbly presented, Victorian family home, with an open plan kitchen/dining room, south facing garden & a large garage.



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Browning Road is a located in the residential area of Milehouse. Within close proximity of Central Park, Stoke Village and a wide range of local amenities, including local and national traders and bus routes into the City Centre. Plymouth Dockyard is a short commute away.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property

You enter the property into the entrance porch via a composite front door. The porch has space for shoes and coats and a door leading into the entrance hall.
The entrance hall is superbly presented and has doors leading into the lounge and the kitchen. There are stairs leading up to the first floor. There are two under-stairs storage cupboards.

The lounge is located at the front of the property and is a fabulous size with a feature fireplace and a large bay window to the front elevation. There are pocket sliding doors leading through to the open plan kitchen/dining room.

The open plan kitchen/dining room has a newly installed kitchen which has space for a standalone fridge/freezer and a slimline dishwasher. There is a range of wall and base mounted units and fitted appliances plus a breakfast bar which divides the space in half. The kitchen area has a door which opens out onto the rear garden and there is a door leading through to the utility room.

The utility room has space and plumbing for a washing machine and a tumble dryer. There is also a low level wc and a hand wash basin. The utility room houses the combi boiler and has two obscured windows to the side elevation and a door giving access out onto the rear garden.

Upstairs, the first floor landing leads through to all three bedrooms and the shower room. There is a flight of stairs leading up to the loft room.

Both bedrooms one and two are an excellent size and have fitted wardrobes. Bedroom three is a large single room and has a window to the front elevation.

The shower room is newly installed and has a large shower cubicle, a low level wc and a hand wash basin. There are two obscured windows to the rear elevation, a heated towel rail and an extraction fan.

The loft has been converted to create two additional rooms which both has sky lights to the rear elevation. One room is used for storage and the second room is currently dressed and used as a home office.

Outside

The south-facing courtyard garden is spread across two tiers and accessed via the kitchen and utility room. There is a patio area with steps leading up to an artificial lawn. There is a gate leading out to the rear service lane.

The garage is an excellent size with an electric door, power and lighting. There is a door at the rear and a window to the side elevation.

Tenure & Services

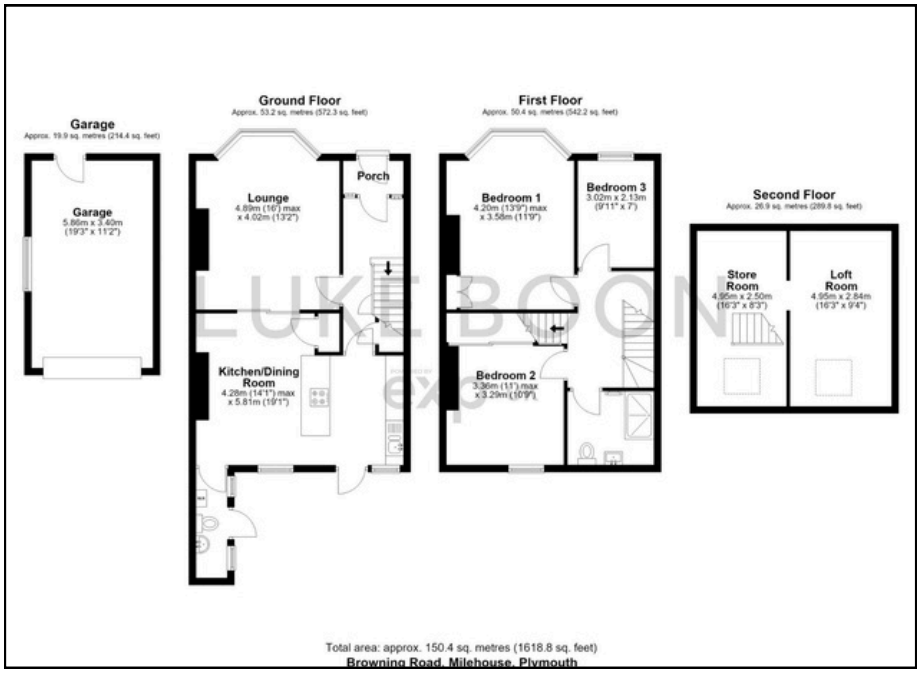
Tenure - Freehold
EPC - C
Council Tax Band - B
Services - Mains Water, Gas, Drainage & Electricity. Connected to Fibre Broadband

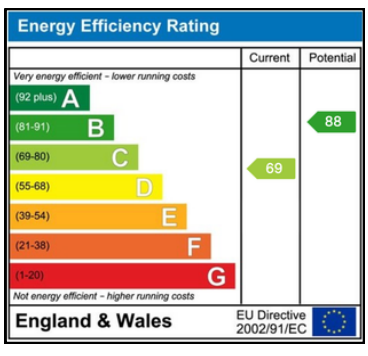
These property particulars are issued in good faith but do not form part of any offer or contract. All descriptions, floorplans, photographs, any images showing the boundaries and other information are purely illustrative, boundaries must be confirmed with your legal advisor. They are provided as a guide only and may not be exact. Buyers are advised to verify key facts such as tenure, planning permissions, fixtures and fittings, lease length, ground rent, service charges, council tax bands and energy performance ratings through their legal representative.

In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.









Website Link

Any questions? Want to make an offer?
Please get in touch

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